

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

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The regular meeting of the City Planning Commission convened Thursday, June 19, 2003, at 1:36pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Charles Greenberg,
Tom Fields (arrived 1:52pm),
Randal Hernandez, Lynn Moyer,
Charles Winn

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Ruthann Lehrer, Neighborhood
Preservation Officer
Jayme Mekis, Planner II
Craig Chalfant, Planner II
Ron Cruz, Planner I

OTHERS PRESENT: Lisa Malmsten, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Moyer led the pledge of allegiance.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Regarding Item 1B, Ms. Lehrer confirmed that the condominium unit owners' request for historic designation had been completely voluntary.

The Consent Calendar was approved as presented on a motion by Commissioner Moyer, seconded by Commissioner Winn and passed 5-0. Commissioner Fields had not yet arrived.

1A. Case No. 0304-22, Vesting Tentative Tract Map No. 54418

Applicant: Verne Schooley c/o Charles Terry Sr.
Subject Site: 817-823 Atlantic Avenue
Description: Request for approval of Vesting Tentative Tract Map No. 54418 to convert an existing twelve-unit apartment building with two commercial suites into condominiums.

Approved Vesting Tentative Tract Map No. 54418, subject to conditions.

1B. Mills Act Historic Property Contract

Applicant: Cultural Heritage Commission
Subject Site: 1728 E. Third Street
Description: Mills Act Historic Property Contract for 1728 E. Third Street.

Approved the execution of fifteen Mills Act contracts with property owners of condominium units at 1728 E. Third Street, a designated landmark building, and a contract with the condominium association.

1C. Historic District Designation, CEP 302-03

Applicant: Cultural Heritage Commission
Eliot Lane Historic District
Subject Site: 304-347 Eliot Lane; 4921 & 4925 E. Third St.
Description: Eliot Lane Historic District: 304-347 Eliot Lane and 4921 and 4925 E. Third Street.

Recommended that City Council adopt an ordinance designating the Eliot Lane Historic District at 304-347 Eliot Lane and 4921 and 4925 E. Third Street.

1D. GPC 6-19-03

Applicant: Juan Lopez-Rios, City of Long Beach
Property Services
Subject Site: 480 E. Willow Street
Description: Conveyance of a portion of the property at 480 East Willow Street (formerly the Pacific Electric right-of-way) to the City of Long Beach for a mini-park.

Found the proposed conveyance of property in conformance with the General Plan.

C O N T I N U E D I T E M S

2. Case No. 0303-17, Administrative Use Permit, CE 03-38

Applicant: V. R. Venkataraman, Center for
 Academic Excellence
 2001 Palo Verde Avenue
Description: Administrative Use Permit to allow the
 establishment of a social service office (group tutoring
 sessions).

Craig Chalfant presented the staff report recommending adoption of the revised findings as per the direction of the Commission. Mr. Chalfant also outlined modifications made to accommodate the original Commission concerns about ingress and egress, short and long-term parking, the waiting area and additional windows.

V. R. Venkataraman, 2001 Palo Verde Avenue, applicant, stated that he was in agreement with all of the conditions of approval with the exception of the requirement for two windows, since he felt the planned window, glass door and skylight would give enough light. Mr. Venkataraman also noted that he had added time between classes to address loading issues, although he expressed concern that students would use the public parking on Palo Verde.

Mr. Carpenter said that due to the reduction in the number of allowed students, staff felt that the potential impacts on surrounding businesses or the neighborhood had been lessened. He also commented that the glass door was a sufficient substitute for another window, and that a condition could be added to require the applicant to notify parents and students that they could not use the public parking spots on Palo Verde.

Commissioner Moyer agreed, but noted that it would be hard to police the use of the spots.

Karen Kimmel, 6429 Fairbrook Street, area resident who spoke at the previous hearing, said she still had concerns about parking and traffic impacts, and claimed that due to a change in ownership of the nearby church, the available parking spaces had been reduced.

Peter Ursano, 2005 Palo Verde, applicant's landlord, said that there were 46 parking spaces in the center and 24 as a result of the agreement with the church all available to the applicant.

Sharon McNeil, 1970 Conquista Avenue, area resident, stated that she was against the proposal.

Commissioner Winn lauded the applicant's willingness to compromise.

Commissioner Moyer commented that she felt the operation was great, the location was good one since it was close to schools, and that Palo Verde was a big enough street to handle extra traffic, and that given the reduction in the number of students, who would probably be walking, parking was a non-issue, and the church spaces were not needed.

Commissioner Hernandez agreed with his colleagues, and added that the service was desperately needed, although he thought there might be some traffic impact on the neighborhood.

John McNaughton, Fourth District Council Office representative, asked that a student sign-in requirement be added to the conditions. Mr. McNaughton stated that he had met with a representative of the church who had claimed that there was no agreement to share parking spaces, especially since they had many activities on weeknights.

Commissioner Moyer moved to adopt the revised findings supporting approval of the Administrative Use Permit, subject to conditions.

Commissioner Fields agreed that the short hours of operation and fast turnaround of cars meant that there would not be much impact, and he seconded the motion.

Commissioner Winn stated that although the landlord had the right to lease the space, based on the church situation and input from other tenants, he would not support the use at this site, and added that schools should supply classrooms for this purpose.

Chairman Sramek said he also had concerns, but based on the number of concessions made by the applicant, he felt that the overall impact of the use had been greatly reduced.

The question was called, and the motion passed 3-1-2. Commissioners Sramek, Fields and Moyer assented; Commissioner Winn dissented; and Commissioners Greenberg and Hernandez abstained since they had not attended the original hearing.

3. Case No. 0303-20, Administrative Use Permit, CE 03-41

Applicant: Dean Ho
Subject Site: 2200 Pacific Avenue
Description: Request to operate a Laundromat.

Ron Cruz presented the staff report recommending approval of the request since the use would not be detrimental to the community.

Mel Nutter, 200 Oceangate #850, applicant's representative, stated that his client was happy with the resolution of the community issues. Mr. Nutter asked if it was okay that a vent go through the second floor office area.

Charles Brown, Sixth District Council Office representative, read a statement from Councilwoman Laurie Richardson thanking applicant Ho for his community outreach efforts.

Michael James, President United Pacific Avenue Business Association, 2154 Pacific Avenue, expressed support for Mr. Ho and his willingness to work with the Association.

Commissioner Greenberg noted that although he would be abstaining on voting, he thought that the center should look into installing an ATM on the property to help make up for the loss of the bank.

Commissioner Moyer moved to approve the Administrative Use Permit, subject to conditions, with a specific allowance for a vent in the second floor area.

Commissioner Fields expressed wholehearted support for the applicant and seconded the motion, which passed 4-0-2. Commissioners Greenberg and Hernandez abstained since they had not been at the original hearing.

4. Case No. 0301-15, Standards Variance, Local Coastal Development Permit, CE 03-12

Appellant: William V. Davidson
Applicant: Haythem Aboud
Subject Site: 52 Neapolitan Lane
Description: Appeal of the Zoning Administrator's decision to partially approve a Standards Variance for a new two-story single family residence with reduced front yard setback and a Local Coastal Development Permit.

Jayne Mekis presented staff recommendations for denial of the appeal. Staff had prepared an alternate set of conditions of approval with six additional restrictions, for resolution of the issues.

William Davidson, 31 The Colonnade, appellant, stated that he had met with the applicant, and concurred with the revised conditions of approval.

Chairman Sramek disclosed that he had visited the site and talked to neighbors.

Bill Ridgeway, 5633 Sorrento, applicant representative, explained that the new design is intended to be more attractive and provide views through the site, and hoped the Commission would support it.

Don Sundine, 5571 Corso di Napoli, neighbor, outlined three minor modifications (increased setback off of Toledo; extension of the stop sign line into the intersection, and installation of a stop sign at Neapolitan West and The Toledo) that he felt would create even more visibility for pedestrians and vehicles.

Mr. Ridgeway stated that they had worked hard to incorporate all the compromises; that he felt the new view corridor was sufficient, and that even the slight setback increase off Toledo would compromise the overall design.

Mr. Davidson agreed that the applicant had already made many compromises to enhance public safety.

Commissioner Winn moved to deny the appeal and sustain the decision of the Zoning Administrator.

Mr. Winn added that he had visited the site, and he expressed appreciation for the compromises made by the applicant. He suggested that if Treasure Island wanted a stop sign, they could work on that as a neighborhood.

Commissioner Moyer asked that a friendly amendment be added to adopt the alternate conditions of approval, and she also lauded the efforts of the applicant.

Commissioner Moyer then seconded the revised motion, which passed 4-0. Commissioners Greenberg and Hernandez abstained, since they had not been at the original hearing.

REGULAR AGENDA

5. Case No. 0304-23, Conditional Use Permit, CE 03-74

Applicant: Isidro Cisneros
Subject Site: 1530 Cowles Street
Description: Conditional Use Permit request to establish used car and truck sales at an existing major auto repair facility.

Ron Cruz presented the staff report recommending denial of the request since the use would be detrimental to adjacent properties due to the lack of on-site parking.

Jose Montano, 1530 Cowles Street, applicant representative, noted that Mr. Cisneros had just leased a new building nearby with an additional 15 spaces to address the parking concerns.

Mr. Carpenter noted that this information was new to staff, but that they would not consider the new building and spaces as part of the application if they had a different owner than the site in question. Mr. Carpenter pointed out that it could be problematic to borrow parking from another building when that building needed it as well.

Mr. Zeller added that the Commission had to react to the application as submitted, and could not consider last-minute information.

Commissioner Moyer suggested a continuation to examine the new information.

Dan Berens, 1250 W. 17th Street, Chair, RDA, Westside PAC, stated that area residents had expressed concern about this specific project in regards to traffic and parking. He noted that even though parking spaces might be available at another building, there still needed to be dedicated spaces for inventory as well as for customers. Mr. Berens asked the applicant to come before the Westside PAC to discuss the project and possibly gain assistance in achieving their goals.

Commissioner Greenberg noted that the applicant needed to clearly define the project.

Commissioner Hernandez moved to continue the item to the August 7, 2003 meeting to allow the applicant time to meet with the RDA. Commissioner Winn seconded the motion, which passed 6-0.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Zeller noted that new Commissioner Morton Stuhlbarg had just been appointed. Mr. Zeller also announced that Commissioner Fields had resigned to serve on the RDA.

Mr. Zeller noted that Environmental Consultant contracts had been approved by the City Council, and that there would be formal Commission action on the Design Review within a month. He also noted that staff was formulating the city's position on the PacifiCenter development agreements.

Commissioner Hernandez added his thanks to Mr. Zeller and his department for working on such a sustainable City project that exceeded all committee standards, and added that he appreciated the financial incentives to motivate participation.

Angela Reynolds outlined the scope of the 710 oversight project, noting that the Regional Oversight Policy Committee would be appointing a Citizens Advisory Committee.

On behalf of the Department of Planning and Building, Mr. Zeller thanked Commissioner Fields and said he had been delighted, honored and privileged to work with him.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

Chairman Sramek thanked Commissioner Fields for his years of service and mentoring.

A D J O U R N

The meeting adjourned at 3:35pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk